007.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,700 / 831,700
					USE VALUE:	831,700 / 831,700
					ASSESSED:	831,700 / 831,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOUD NANCY A	
Owner 2:		
Owner 3:		
Street 1:	166 BROOKS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,357 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7357.000	308,100	11,000	512,600	831,700
Total Card	0.169	308,100	11,000	512,600	831,700
Total Parcel	0.169	308,100	11,000	512,600	831,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.92 | /Parcel: 414.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	6344
GIS Ref	
GIS Ref	
Insp Date	11/04/17

!682!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,900	11000	7,357.	512,600	831,500	831,500	Year End Roll	12/18/2019
2019	101	FV	241,200	11000	7,357.	544,600	796,800	796,800	Year End Roll	1/3/2019
2018	101	FV	239,000	11000	7,357.	397,200	647,200	647,200	Year End Roll	12/20/2017
2017	101	FV	239,000	11000	7,357.	346,000	596,000	596,000	Year End Roll	1/3/2017
2016	101	FV	239,000	11000	7,357.	294,700	544,700	544,700	Year End	1/4/2016
2015	101	FV	224,800	11000	7,357.	288,300	524,100	524,100	Year End Roll	12/11/2014
2014	101	FV	224,800	11000	7,357.	237,100	472,900	472,900	Year End Roll	12/16/2013
2013	101	FV	224,800	11000	7,357.	225,500	461,300	461,300		12/13/2012

PRINT

Date	Time
12/10/20	16:25:34

LAST REV

Date	Time
12/18/18	12:08:33

mmcmakin

682

USER DEFINED

Prior Id # 1:	6344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11435-692		12/1/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Meas/Inspect	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7357		Sq. Ft.	Site		0	80.	0.87	1									512,571						512,600	

Total AC/HA: 0.16889 | Total SF/SM: 7357 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 512,571 | Spl Credit | Total: 512,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17382145
Const Adj.:	1.03998995
Adj $ / SQ:	158.699
Other Features:	72800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446464
Depreciation:	138404
Depreciated Total:	308060

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

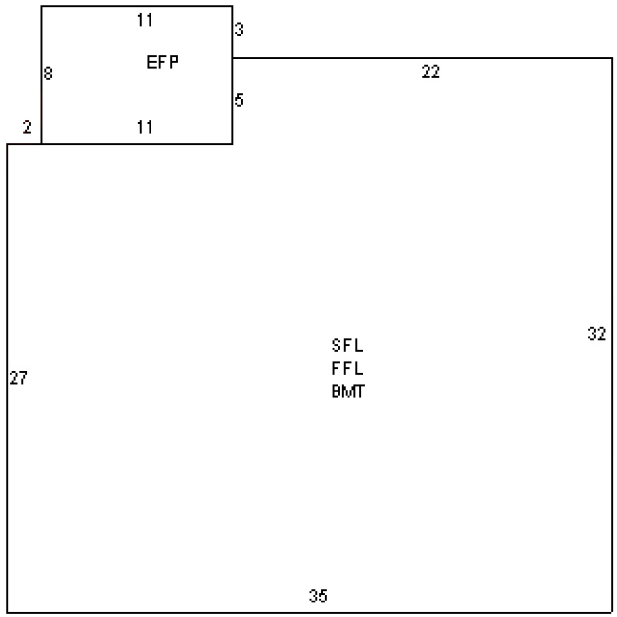
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.70
Special Features:	0	Val/Su Net:	97.87
Final Total:	308100	Val/Su SzAd	153.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,055	47.610	50,228
FFL	First Floor	1,055	158.700	167,428
SFL	Second Floor	950	158.700	150,685
EFP	Enclos Porch	88	60.490	5,323

Net Sketched Area:	3,148			Total:	373,664
Size Ad	2004.5	Gross Are	3253	FinArea	2005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1925	22.35	T	40	101			4,600			4,600
3	Garage	D	Y	1	20X27	A	AV	1925	19.63	T	40	101			6,400			6,400

More:	N	Total Yard Items:	11,000	Total Special Featues:		Total:	11,000